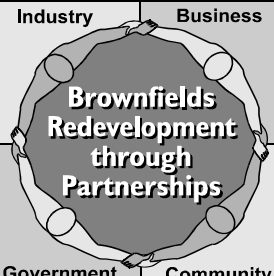


<p style="text-align: center;">City of Syracuse, New York Brownfields Assessment Demonstration Pilot</p> <p>U.S. EPA, Region 2 290 Broadway New York, New York</p> <p style="text-align: right;">June 2002</p>	
---	---

Program Information

The EPA Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is an abandoned, idled, or under-used industrial or commercial facility where expansion or redevelopment is complicated by real or perceived contamination. Since 1995, EPA has funded more than 300 Brownfields Assessment Demonstration Pilots, at up to \$200,000 each, enabling localities to clarify environmental contamination issues in order to facilitate redevelopment. Pilot funds are for site assessment, reuse planning and related community involvement. EPA Region 2 provides direct support to the States, Tribes, counties, municipalities, and communities of New York, New Jersey, Puerto Rico and the US Virgin Islands as they continue to seek new methods to promote site assessment, environmental cleanup, and redevelopment.

I. Overview

In September 2000, the U.S. Environmental Protection Agency (EPA) awarded the City of Syracuse a Brownfields Assessment Demonstration Pilot grant. In addition to the \$200,000 Pilot grant, the City also received \$50,000 of greenspace funding to conduct an inventory of brownfields along the Southern Creekwalk Zone and to conduct environmental assessments at two sites within the zone.

The City of Syracuse's manufacturing tradition dates back more than 150 years. The City began its population and industrial growth in the mid-1800's, after the construction of the Erie Canal across Upstate New York. The City became a logistical stopping and transfer point along the popular east-west shipping route. As a result, manufacturing and industrial businesses began to locate and expand throughout the region. One of these industries was salt mining. Throughout the 1800's salt was mined commercially in Syracuse and its prosperity soon spilled over into other areas, including a solid banking and financial industry. Near the turn of the century, the City underwent a transformation as other forms of industry began to take hold. These industries included Franklin Automotives, Smith Corona, General Motors, Niagara Mohawk Power Corporation, Ward Bakery, Marcellus Caskets, and General Electric. During the 1960's, manufacturing plants in the City began a three-decade-long string of restructuring, relocations, and closings that left the City with numerous abandoned or idled sites. The Syracuse area has lost approximately 22,000 manufacturing jobs over the past decade and the City's population has decreased fifteen percent from 1980 to 2000, to the present population of 146,435.

Since 1996, the City has had numerous brownfields successes, including leveraging state and local funding for remediation and redevelopment. In 1996, as part of the NYS Environmental Bond Act, the City of Syracuse received funding to remediate the 425,000 square foot, eight story former Smith Corona typewriter manufacturing building in the City's downtown area. The 2.4 acre site had been abandoned since 1981. The site has been targeted by a local developer for the construction of a Veteran's Transitional Living Center and Health Care Facility.

Another brownfields remediation success for the City of Syracuse is the development of a park on the City's Westside. Four years ago, funding was secured by Congressman Walsh (R-Syracuse) for the demolition of the former Ward Bakery building and remediation of the site.

After the demolition, a series of neighborhood meetings were held and a plan was developed for a playground on the site. With the help of Syracuse University, Rural Metro, residents, and the City, the site was opened as a park in the summer of 2001.

The City of Syracuse has other sites in many different stages of remediation. One site further along in redevelopment is the City Crossroads Industrial Park. The approximately 10 acre site was the location of Syracuse Rigging and runs adjacent to Interstate 690. The City of Syracuse Office of Economic Development has been working to redevelop the area as a commercial park. Spectrum Med Systems, a California-based company, is constructing a building to manufacture protective toecaps for work boots and shoes.

The City of Syracuse and Onondaga County were recently awarded a Round III Empowerment Zone Designation effective January 1, 2002 by the U.S. Department of Housing and Urban Development. This designation consists of 19 census tracts in the City and 3 developable sites within Onondaga County outside of the City. Since many of the brownfields in the City are within the designated areas, the redevelopment of brownfields will be assisted through the many benefits offered to redevelopers and businesses through the Empowerment Zone.

The City's Pilot will build on the recent brownfields successes by developing an inventory of brownfields sites, increasing public awareness of brownfields and prioritizing additional brownfields assessment and redevelopment activities.

II. Brownfields Pilot Progress

Implementation Strategy

Syracuse intends to develop a comprehensive, sustainable approach to brownfields redevelopment. A Brownfields Advisory Committee (BAC) is being formed to study the reuse planning and proposed funding mechanisms. The BAC will be made up of city officials, state officials, EPA Region 2 representatives, developers, lenders, environmental engineers, and neighborhood representatives. The City designated a Brownfields Coordinator within the Department of Community Development who will direct project activities and community involvement.

The goals of the City's Pilot are to: (1) create an inventory database of brownfields sites with geographic information system (GIS) coordinates and establish priority ranking criteria; (2) develop a sustainable community involvement and outreach program; and (3) select up to seven sites to be characterized for future remediation and redevelopment.

Community Involvement

Through a series of processes the City of Syracuse will engage the community in the Pilot. First is the interaction with a resident planning organization called Tomorrow's Neighborhood Today (TNT). TNT is a resident-based initiative that engages residents, organizations, community groups, businesses, and other stakeholders in planning for their community. The City has held a series of meetings with the TNT Planning Councils. In order to further involve many different stakeholders a series of focus group meetings are being held with residents, agencies, organizations, businesses, developers, city officials, and engineers. The BAC will then determine which site(s) will be characterized for future remediation and redevelopment.

III. Brownfields Site Activities

Site Inventory

The City of Syracuse Department of Community Development has an inventory of 75 brownfields within the City. All sites are now in a geographic information system (GIS) database. An initial list of 777 potential properties was developed from inventories of foreclosures of abandoned industrial and commercial sites; vacant commercial and industrial properties based on the City's assessment file; properties identified by the Office of Economic Development and other development corporations; and the state's list of no-further action sites. Each site was evaluated to determine if it was a brownfield site, or if it should be eliminated from the list. A narrative on prior land use and regulatory history is being developed for each site on the inventory.

Site Selection

The sites on the inventory will be prioritized through a series of focus groups that will include members of the TNT network. The prioritized sites will then be reviewed by the BAC and the Department of Community Development. These agencies will develop selection criteria to apply to the prioritized sites, draft a comprehensive brownfields strategy, and select up to seven sites for assessment, including two greenspace sites along the Southern Creekwalk Zone.

Site Assessment and Reuse Planning

It is anticipated that up to seven site assessments will be performed under this Pilot. The final number will be determined by the Department of Community Development after the sites are prioritized. The two sites to be selected along the Southern Creekwalk Zone will be assessed for greenspace uses.

IV. Measures of Success

Properties Estimated in Brownfields Pilot Area: 777

For the entire Pilot area, the number of properties/parcels which have been identified by the Pilot as brownfields. The Pilot area includes the entire jurisdiction of the Pilot (e.g., the entire City of Chicago or the State of Minnesota), not just the specific area(s) that the Pilot has defined as target areas.

Properties Reported to be Contained in Pilot Inventories: 75

For the entire Pilot area, the number of properties/parcels which have been included in an inventory of brownfields properties/parcels. Types of brownfields inventories include: lists, spreadsheets, and databases (geographic information systems or other forms). These inventories may include lists such as a foreclosure list of abandoned industrial sites, a state list of no-further actions sites, etc.

Properties Reported by the Pilot to be Targeted by Pilot: Up to 7 (2 in Southern Creekwalk Zone)

For the entire Pilot area, the number of brownfields properties/parcels the Pilot reports it is "targeting", or at which the Pilot says it will conduct, is conducting, or has conducted activities such as assessment, cleanup planning, facilitation of redevelopment, community outreach, etc.

V. Non-Site Specific Funding Leveraged

Funding that has been leveraged under the pilot program, but cannot be attributed to any one site.

A. Non-Site Specific Funding Leveraged for Assessment

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

B. Non-Site Specific Funding Leveraged for Cleanup

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

C. Non-Site Specific Funding Leveraged for Redevelopment

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

VI. Current Activities

The Pilot is currently developing a comprehensive site inventory and a website for the brownfields program. The Pilot has also hired a consultant to provide technical assistance.

VII. Contact Information

Pilot Contact

Name: Sam Gordon
Title: Senior Urban Planner
Organization: Department of Community Development
Address: 201 East Washington Street, Room 412
Syracuse, NY 13202
Phone: (315) 448-8778
Fax: (315) 448-8720
Email: sgordon@cdsyracuse.com

EPA Contact

Name: Betsy Donovan
Organization: U.S. EPA, Region II
Address: 290 Broadway
New York, New York 10007
Phone: (212) 637 - 4369
Fax: (212) 637 - 4429
Email: donovan.betsy@epa.gov

For more information on EPA's Brownfields Initiative visit EPA's website at:

National Website <http://www.epa.gov/swerosps/bf>

Regional Website <http://www.epa.gov/r02earth/superfnd/brownfld/bfmainpg.htm>